



COMMUNITY PLAN UPDATE & FUTURE LAND USE MAP TOWN OF WAKE FOREST

FEBRUARY 12, 2021 | BOARD OF COMMISSIONERS RETREAT

Agenda

1. Purpose of the Plan
2. Community Survey Results
3. Existing Conditions Memorandum Overview
4. Schedule for Adoption
5. UDO Implications
6. Discussion Session

Project Team

Nik Davis, Principal – Principal Oversight

Michio Murakishi, Development Services Manager – Fiscal Impact Analysis

Sean Tapia, Planner II – Project Management

Trisha Parks, Planner II – Graphics & Design Lead

Jackie Wells, Planner II – Zoning Insight

Mika Schweizer, Planner I – Lead Planner

Purpose of the Plan

- Create a blueprint for the future of Wake Forest
- Engage the community to identify its desires, needs, and aspirations
- Assess the Town's existing issues, weaknesses, and strengths
- Create a Future Land Use Map based on Plan recommendations to be used a guide for future development and zoning updates
- Establish an implementation plan

Planning Process

Task 1: Project Initiation

Task 2: Community Engagement & Outreach

Task 3: Existing Conditions Analysis

Task 4: Fiscal Impact Analysis

Task 5: Vision Statement & Goals

Task 6: Draft Community-Wide Land Use
Recommendations & Future Land Use Map

Task 7: Final Comprehensive Plan Update &
Future Land Use Map



Planning Process

Task 1: Project Initiation

Task 2: Community Engagement & Outreach

Task 3: Existing Conditions Analysis

Task 4: Fiscal Impact Analysis (In progress)

Task 5: Vision Statement & Goals (In progress)

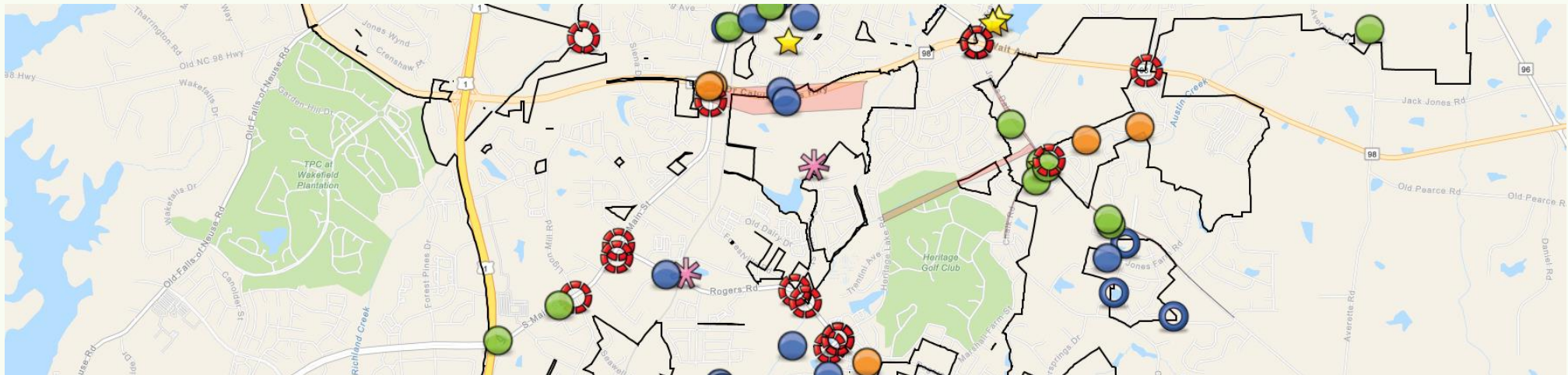
Task 6: Draft Community-Wide Land Use
Recommendations & Future Land Use Map

Task 7: Final Comprehensive Plan Update &
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Completed Work

- Town Department Heads Meeting
- Board of Commissioners Work Session
- Board of Commissioners Focus Groups
- Community Questionnaire
- map.social
- Key Stakeholder Interviews
- Business Focus Group
- Advisory Panel Meeting
- Field Reconnaissance
- Coordination with RHI on Northeast Community Plan
- Existing Conditions Memo



COMMUNITY SURVEY RESULTS



Respondent Information

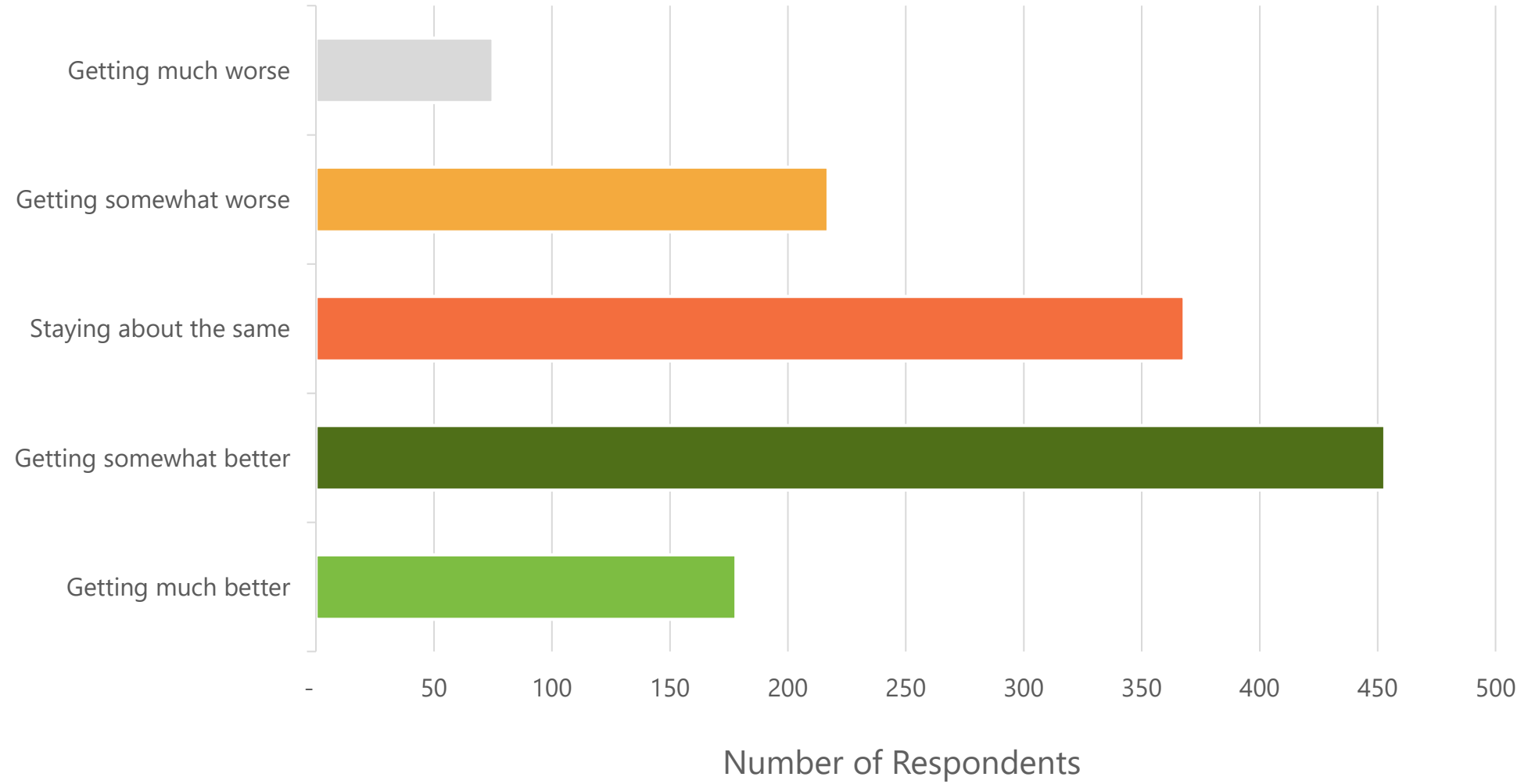
- 1,316 total respondents
- 4-month time period
- 40% have lived in Wake Forest over 10 yrs
- 17% work in WF, 29% work outside WF
- 26% were age 45-54
- 25% earn \$100,000-\$149,999



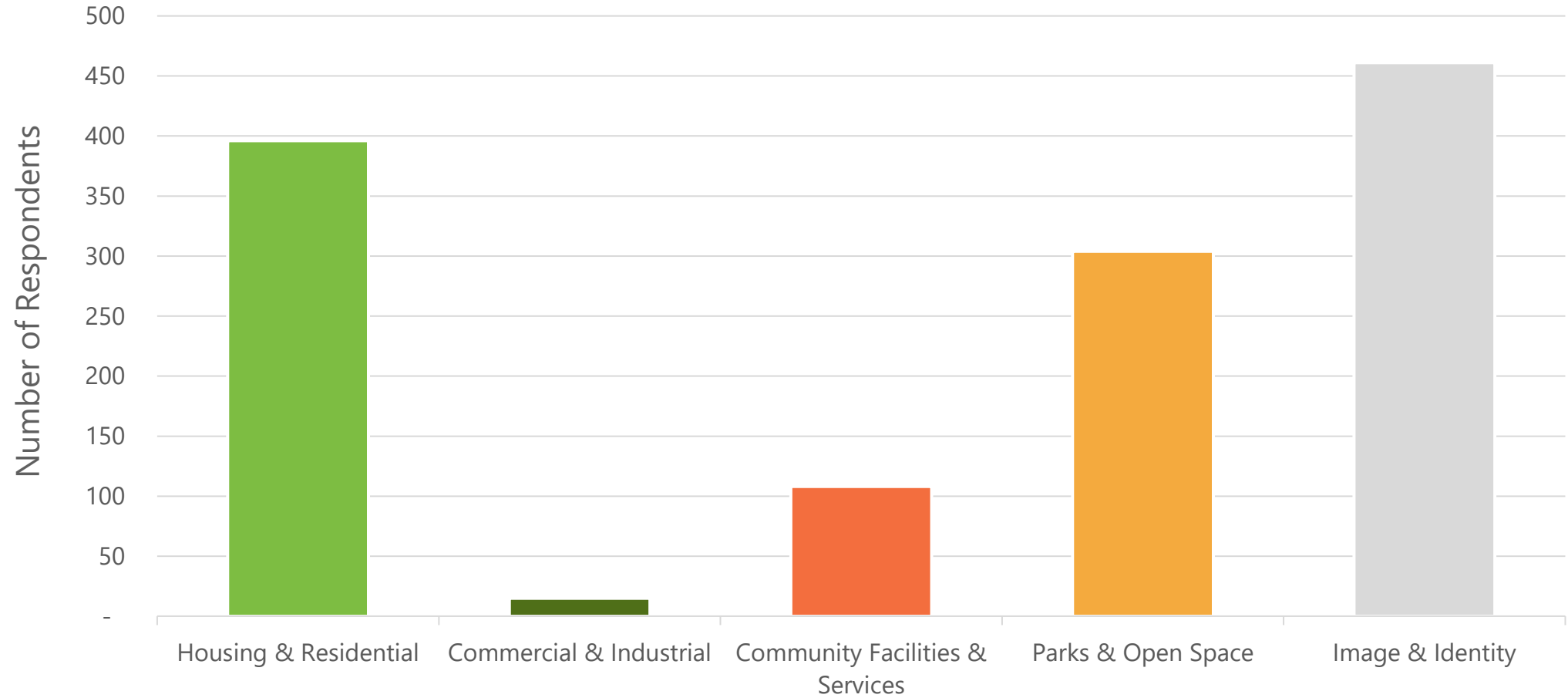
Key Survey Result Takeaways

- **Image/Identity** is the Town's #1 strength, followed by **Housing/Residential**
- **Commercial/Industrial** is the Town's #1 weakness
- **Support for local businesses** and **infrastructure improvements/upgrades** are the most impactful for the business community
- **New duplexes** and **apartments** will have a negative impact
- **New senior housing** is strongly desired
- **New industrial uses** and **gas stations** will have a negative impact
- **Community facilities** are a **strength** (schools, utilities, library, police, fire, etc.)
- **Access to parks** in **commercial** and **industrial areas** are lacking

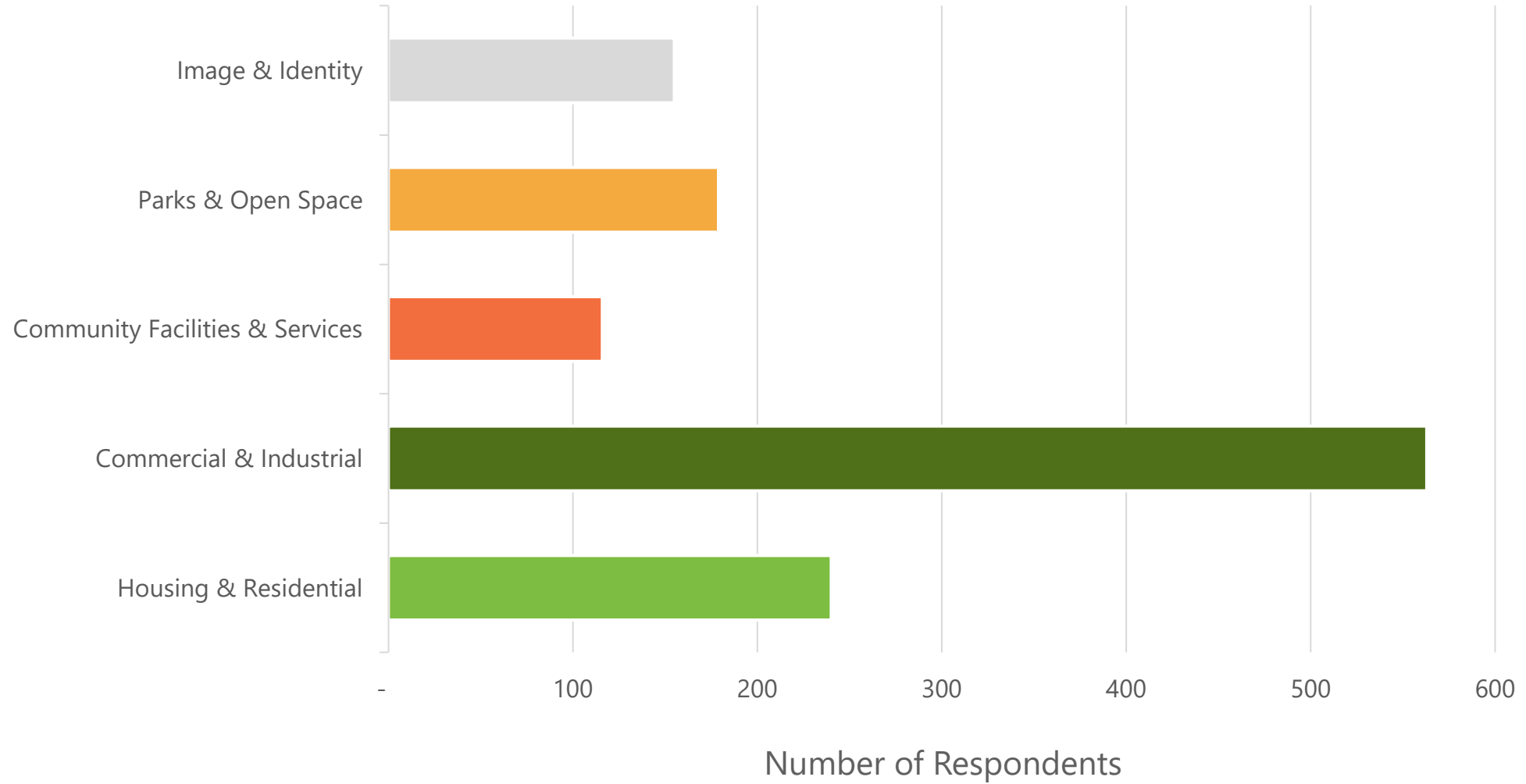
How is the quality of housing changing in Wake Forest?



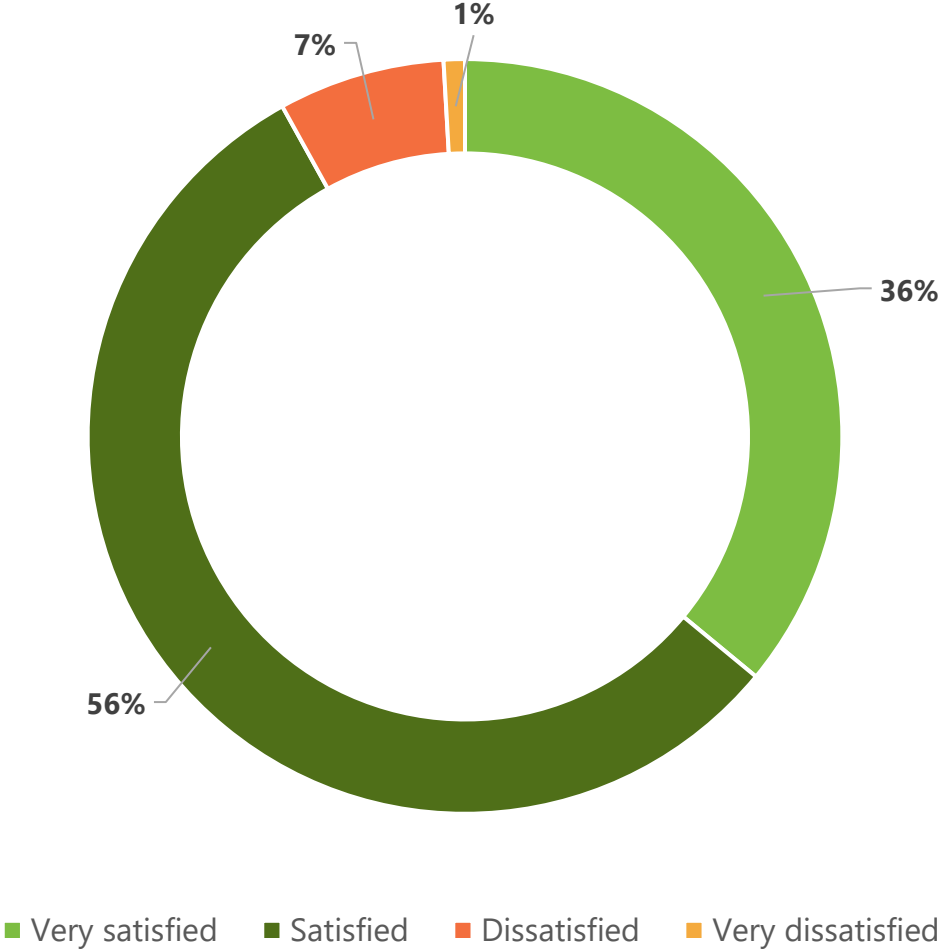
Of the topics discussed, which is Wake Forest's greatest strength?



Of the topics discussed, which is Wake Forest's greatest weakness?



How satisfied are you with the overall quality of life in Wake forest?



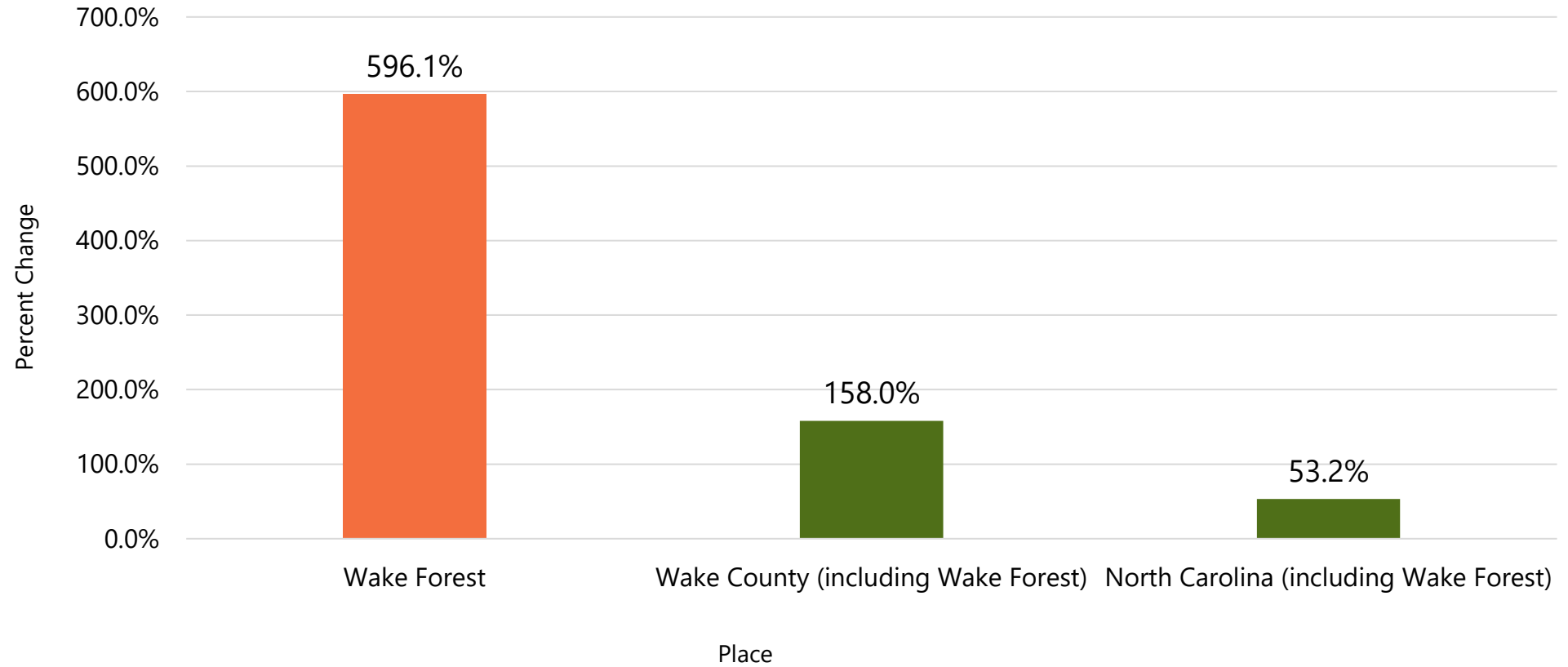
Percentage of Respondents

EXISTING CONDITIONS MEMORANDUM OVERVIEW



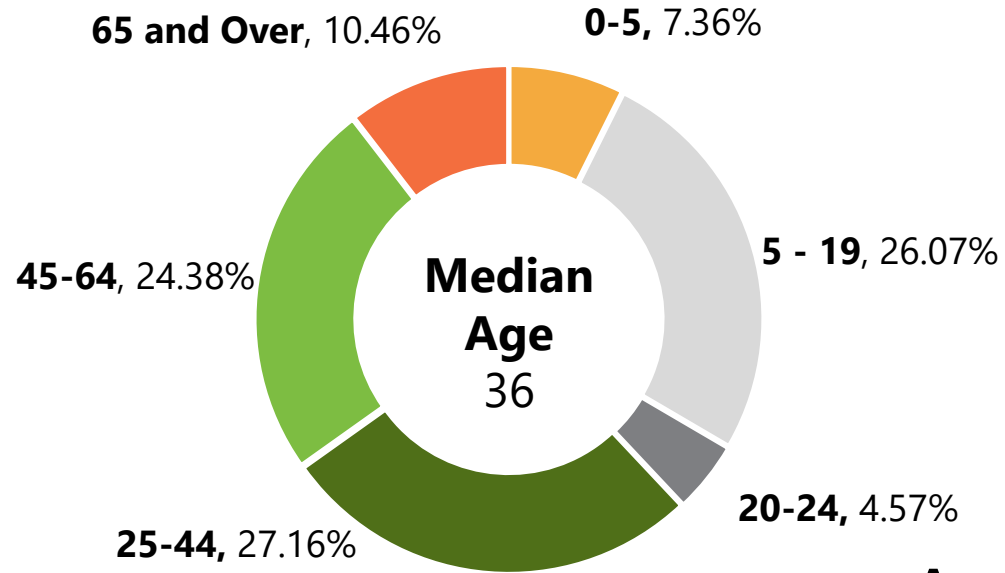
Population Change

1990-2018



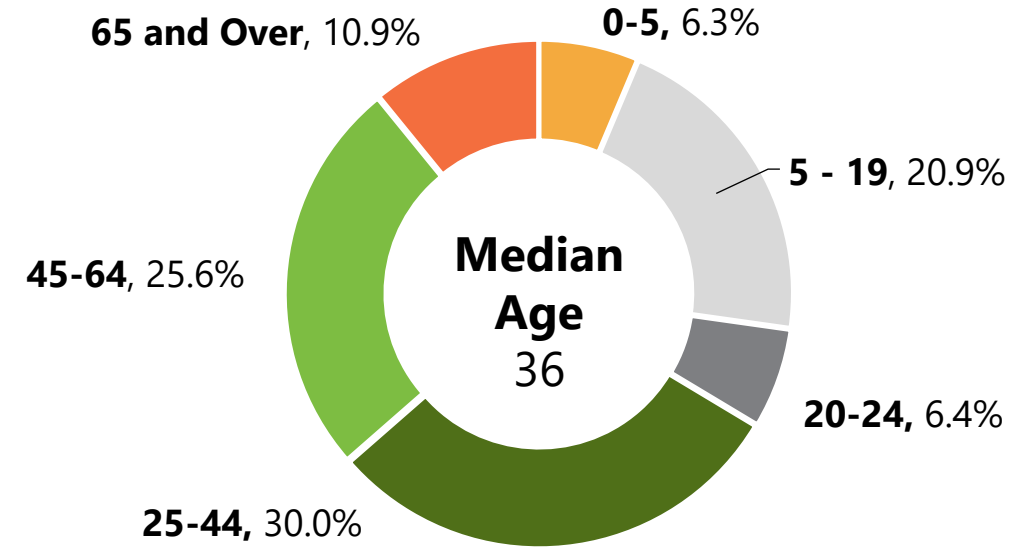
Age Distribution

Wake Forest, 2018



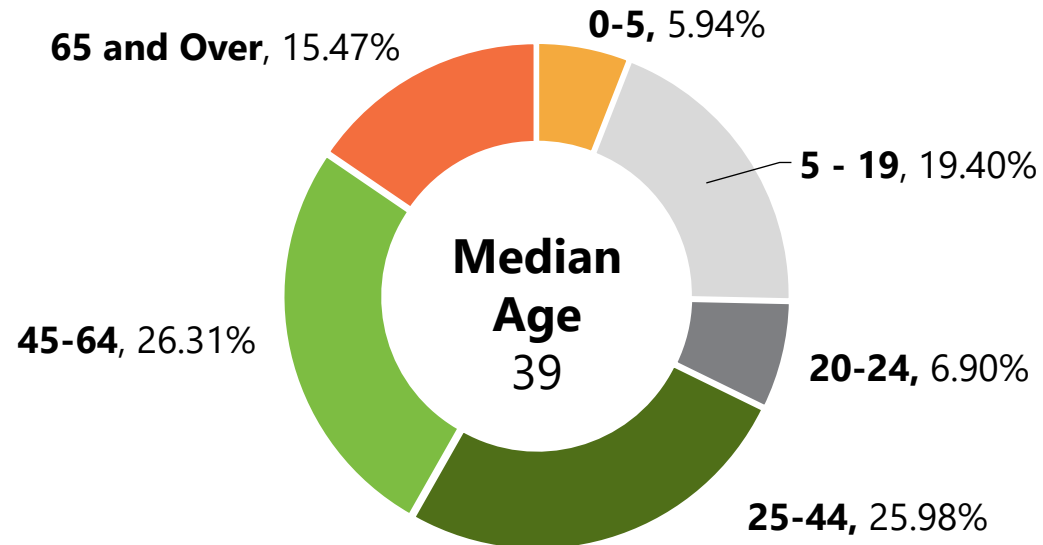
Age Distribution

Wake County, 2018



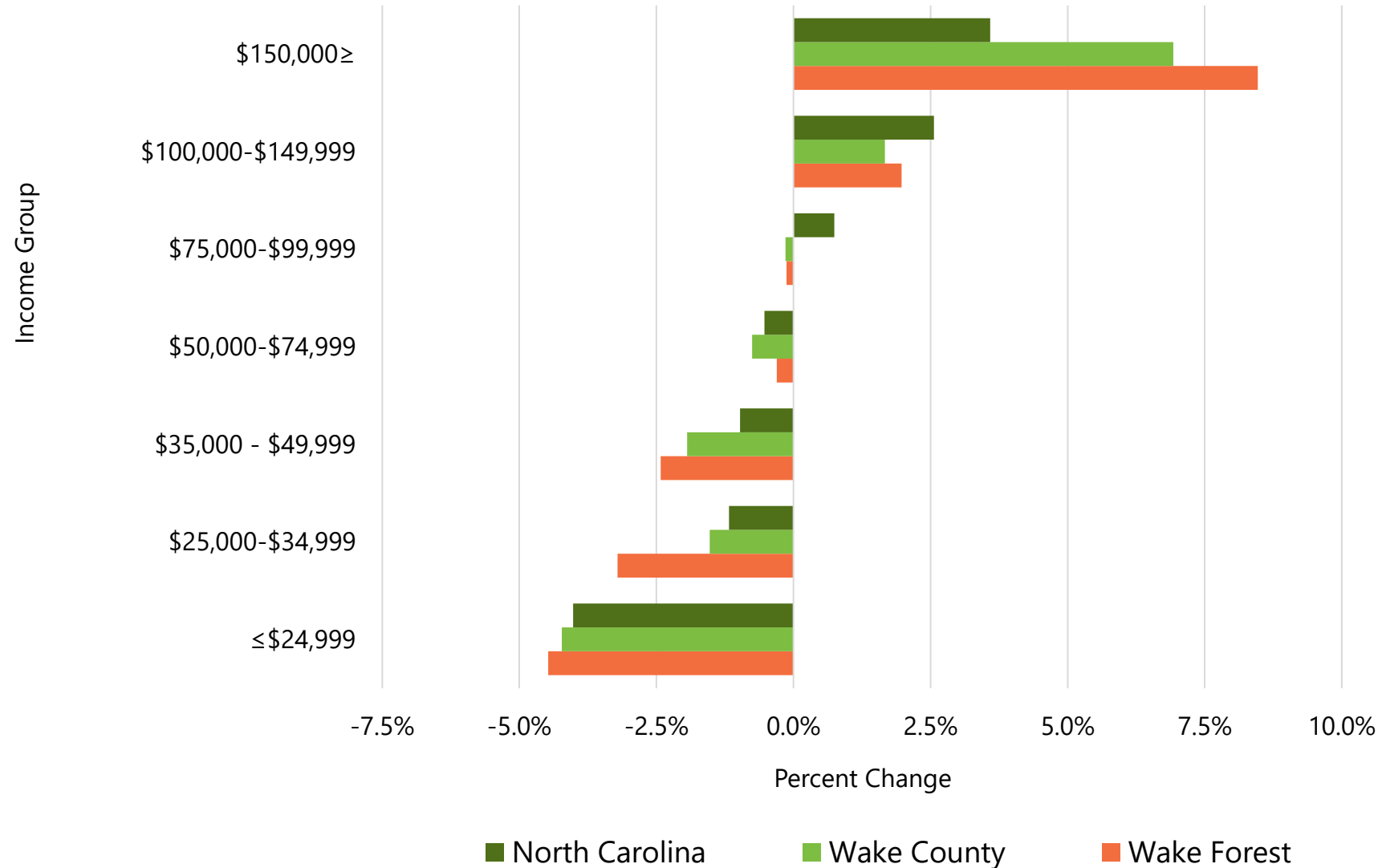
Age Distribution

North Carolina, 2018



Change in Household Income Percent Composition

2010-2018



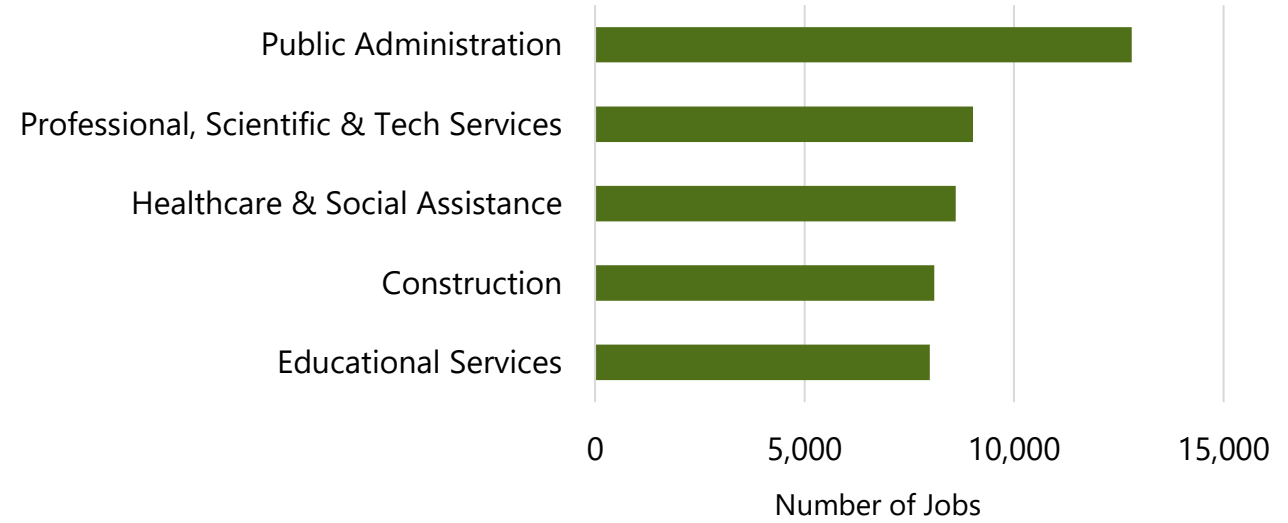
Wake Forest Job Growth

2013-2017



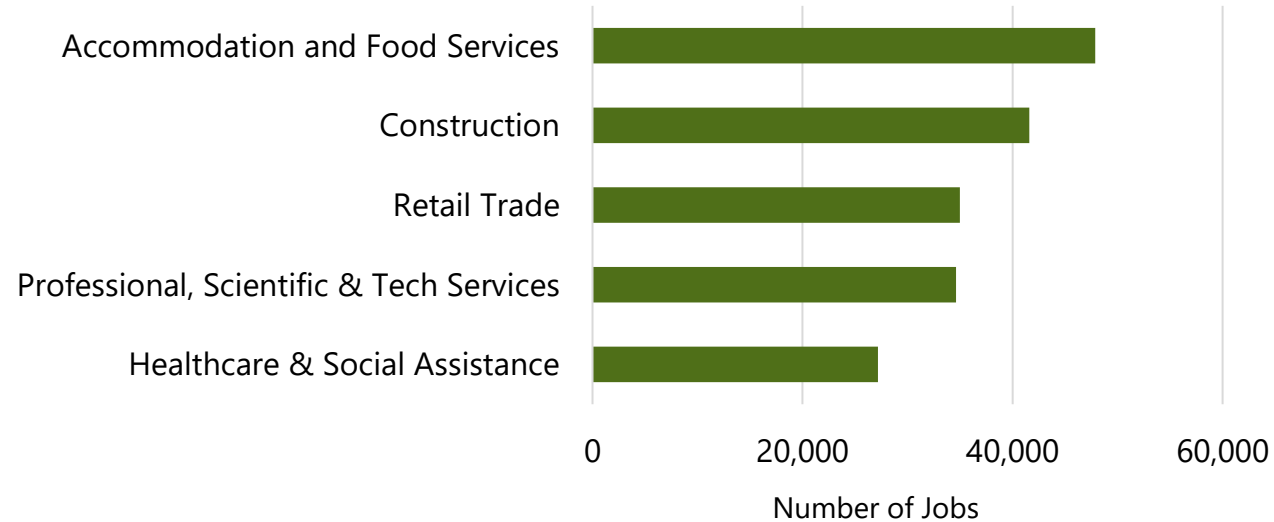
Wake County Job Growth

2013-2017



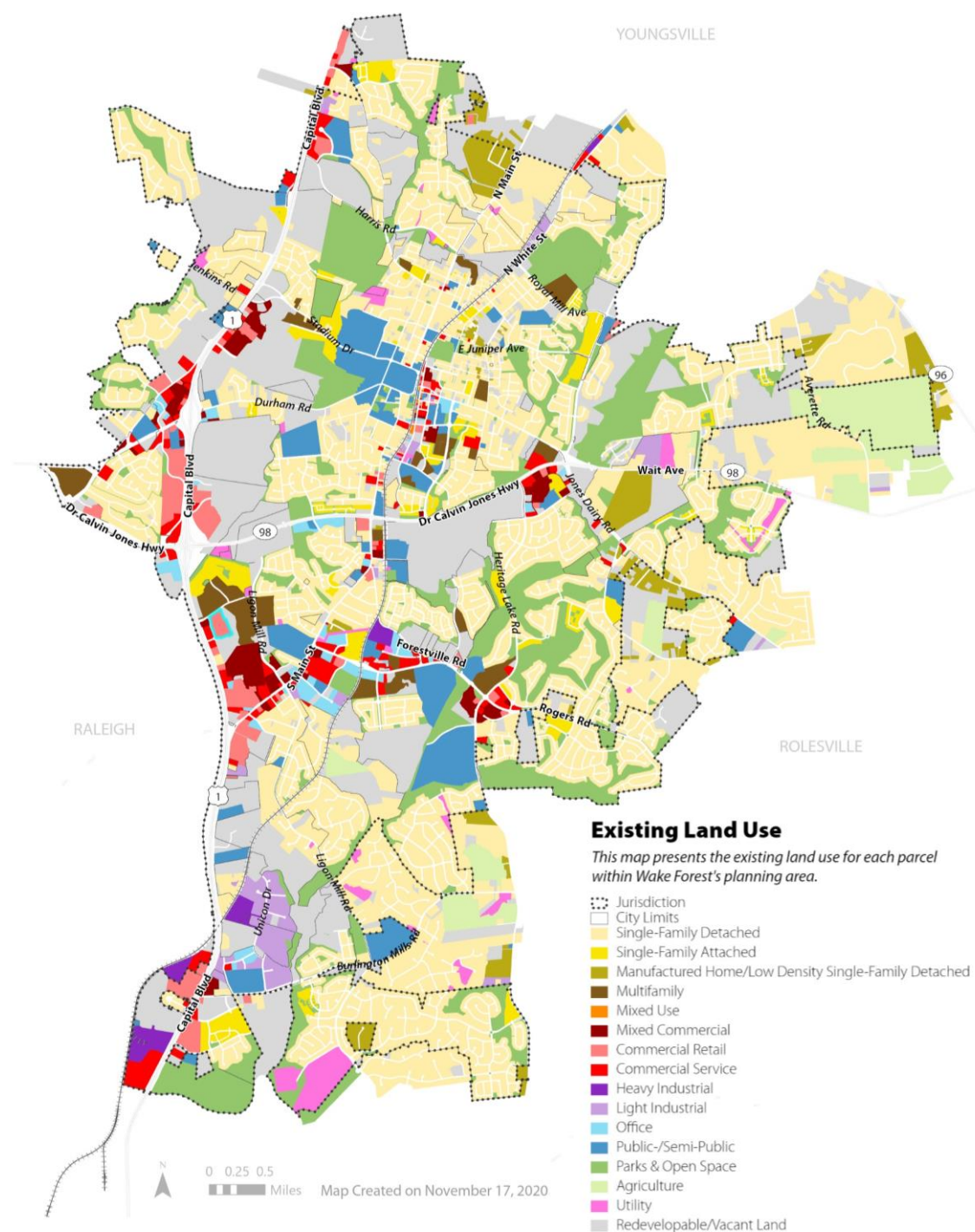
North Carolina Job Growth

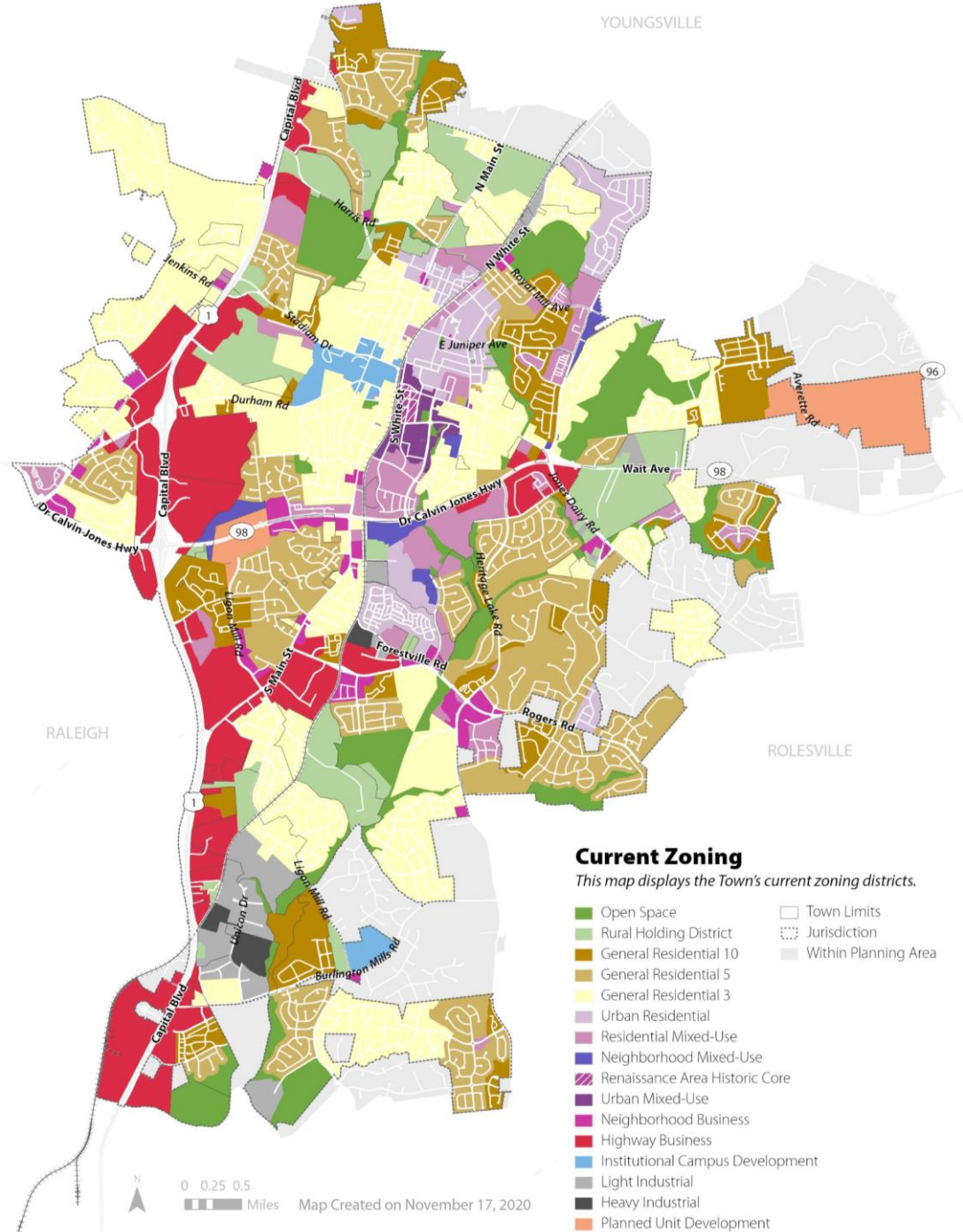
2013-2017

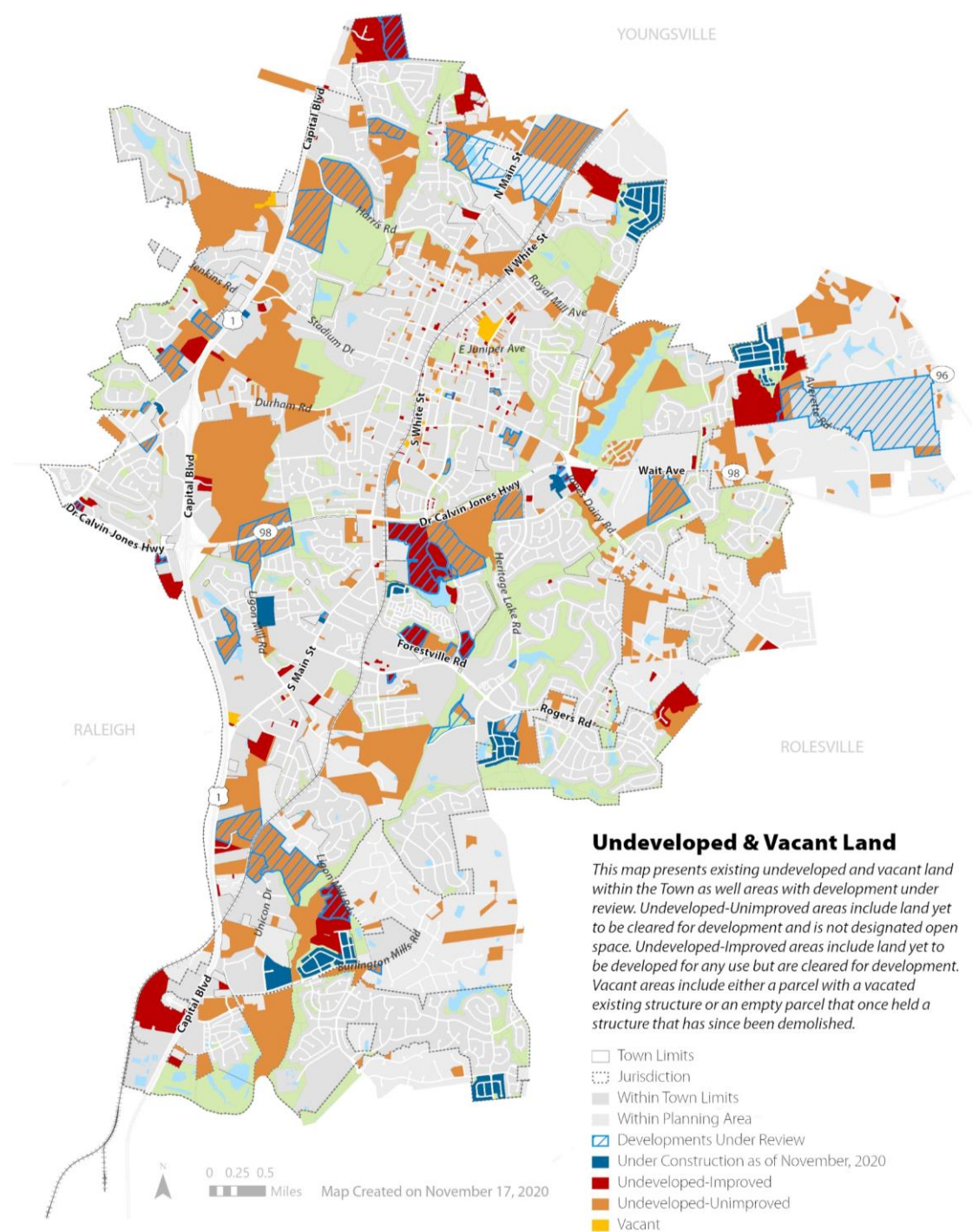


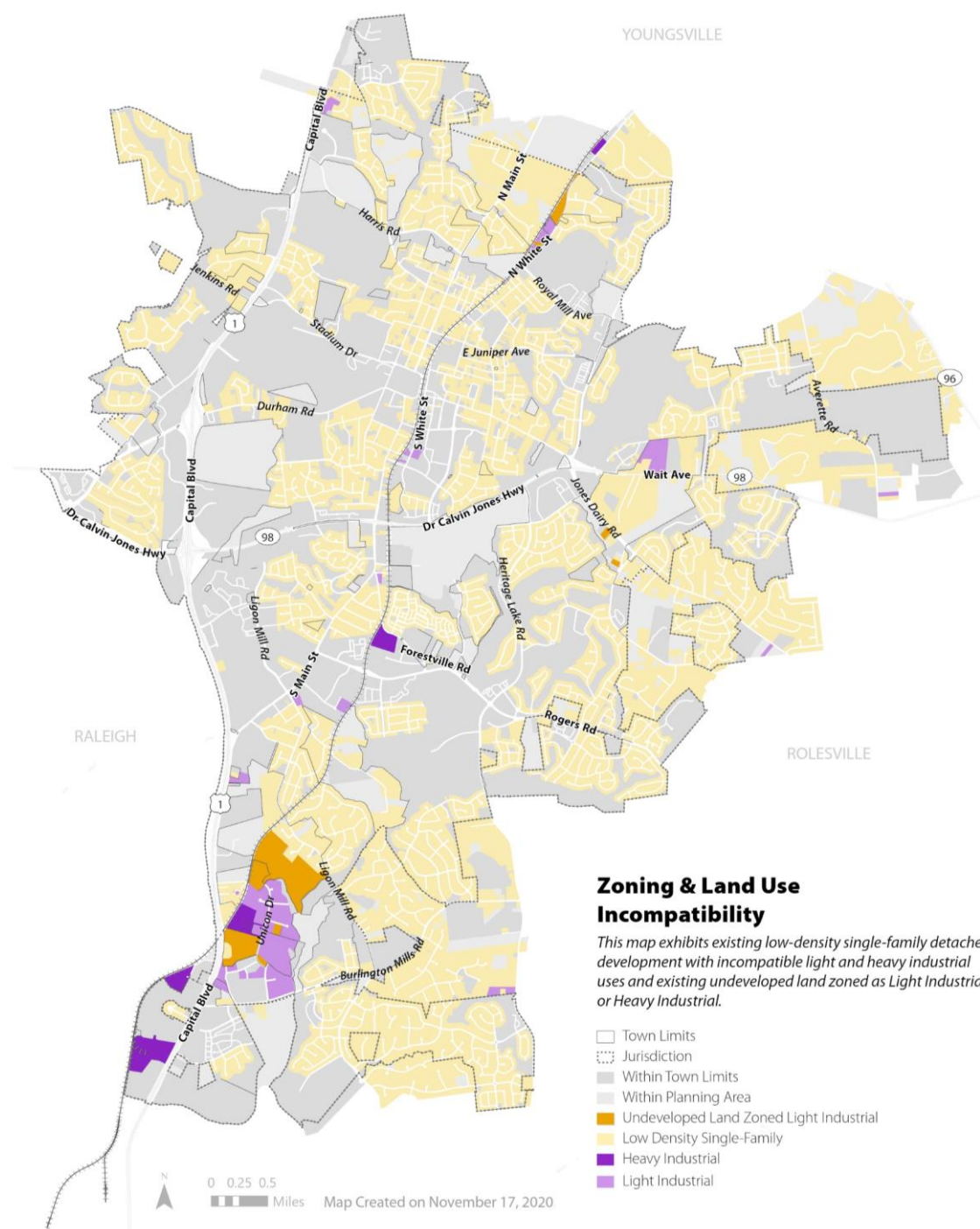
Issues & Opportunities

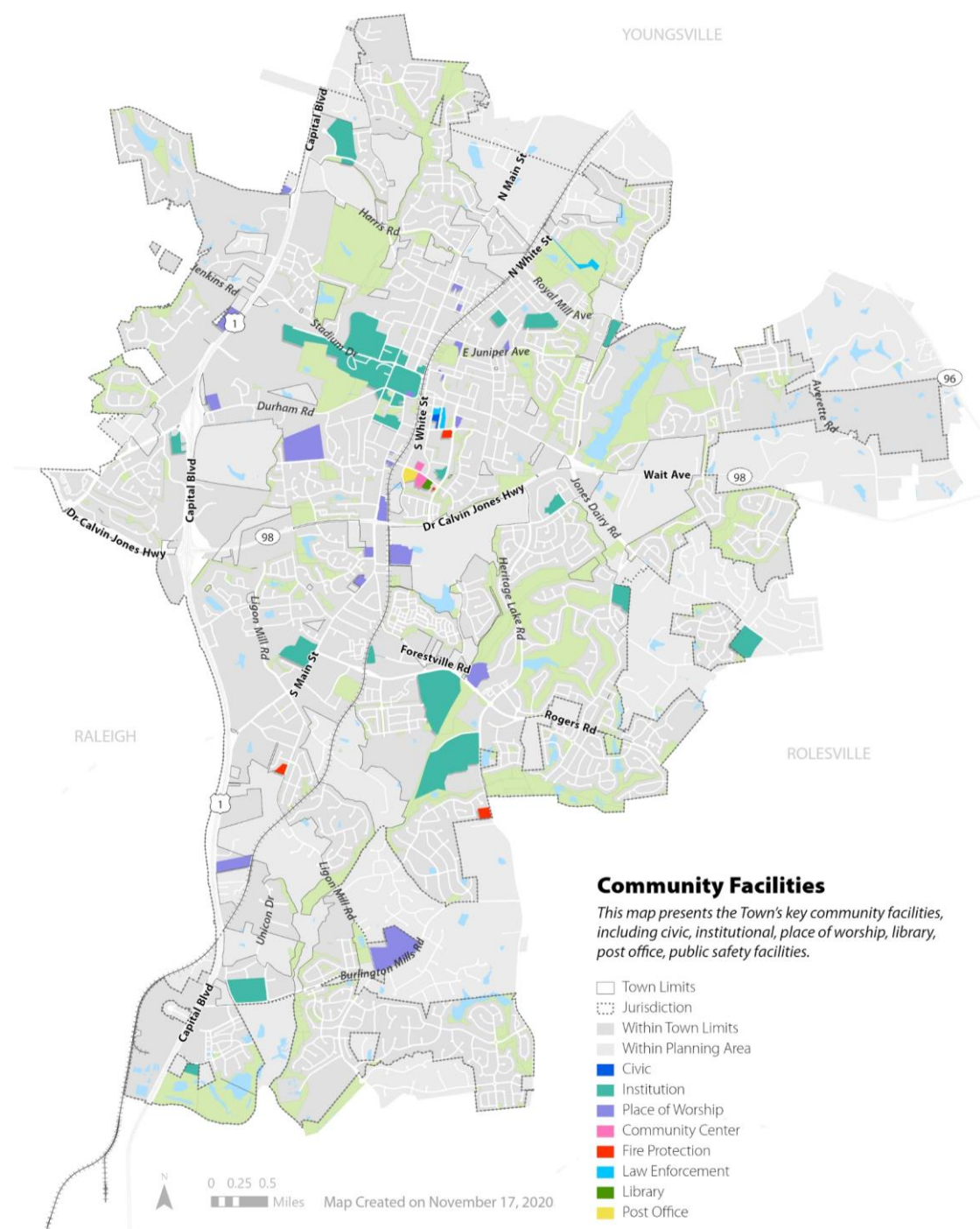
- Undeveloped properties along Capital Boulevard present the opportunity to increase the Town's commercial and office base
- Lack of neighborhood-level commercial in the northeastern portion of Wake Forest
- New areas for light industrial and office uses must be identified that do not conflict with existing residential neighborhoods
- Expand Downtown along S. White Street to accommodate more mixed use
- Residential development, such as Heritage and Traditions, are well-designed in terms of architecture, sidewalks connectivity, and landscaping
- New residential development expanding the housing affordability issue in Wake Forest
- Eastern side of the Town's planning area provides the most opportunity for growth

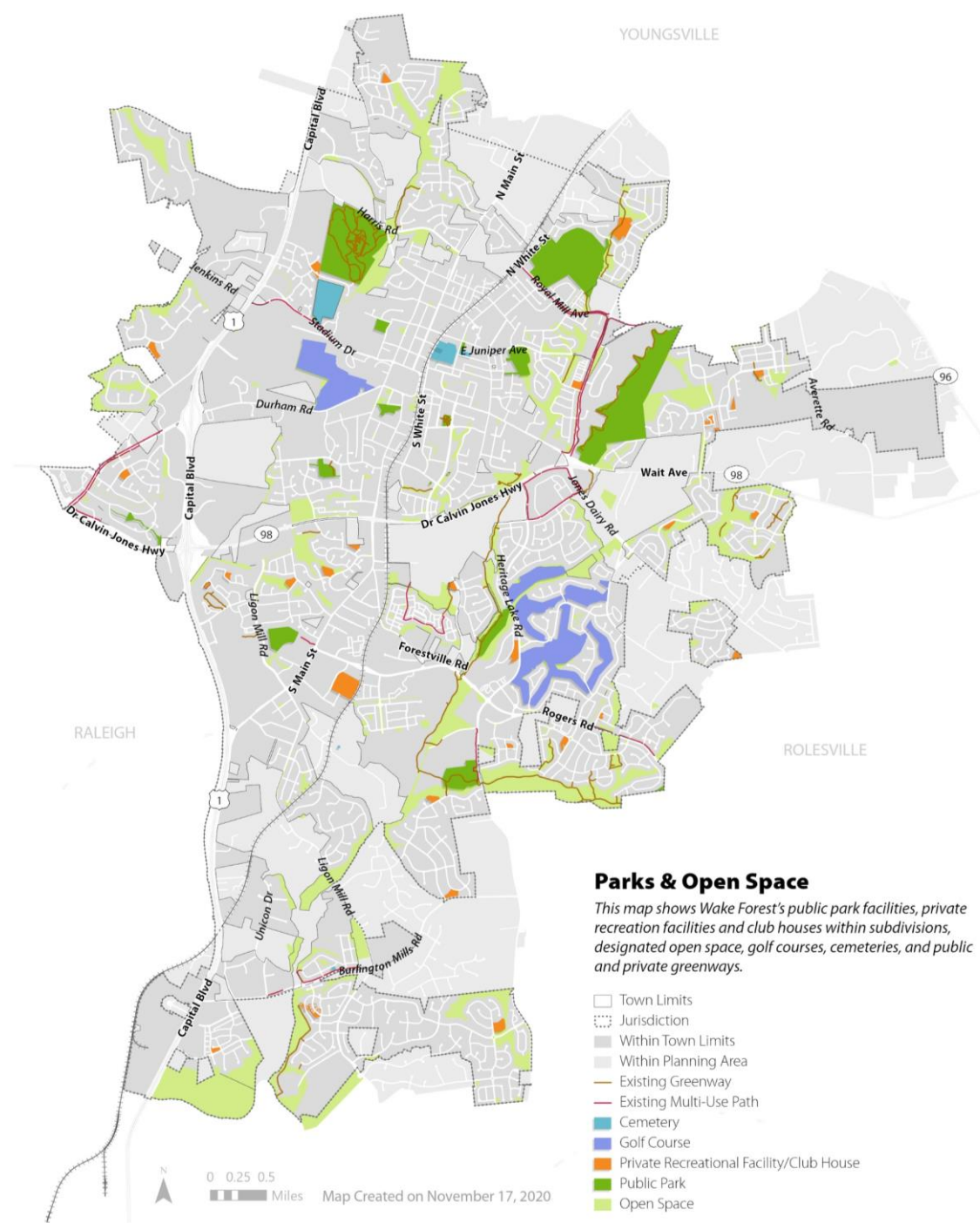


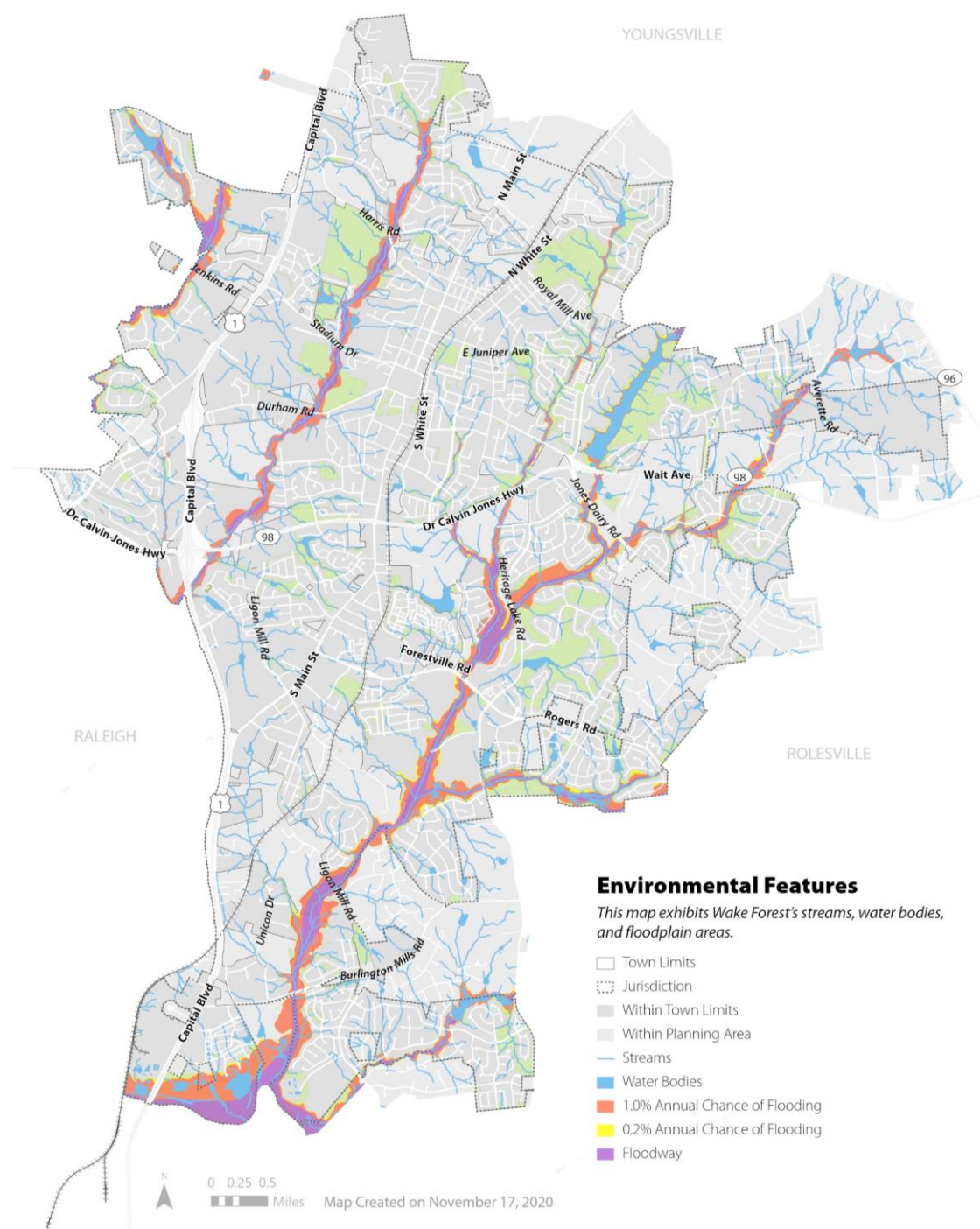








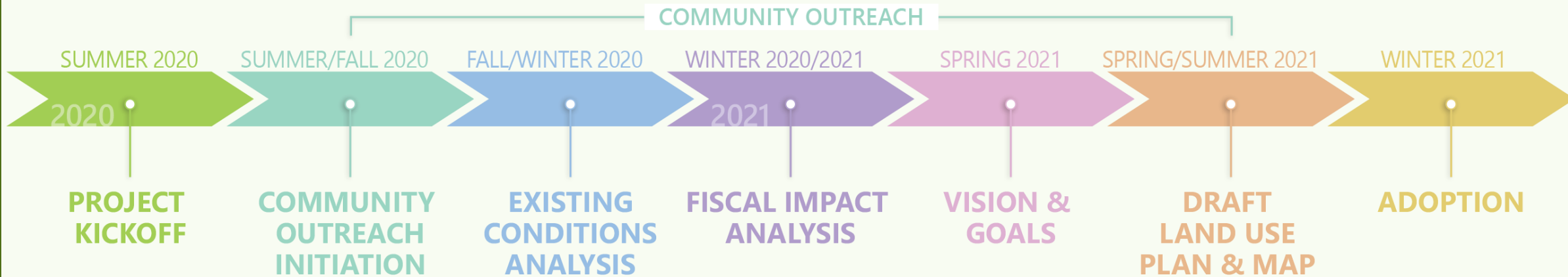




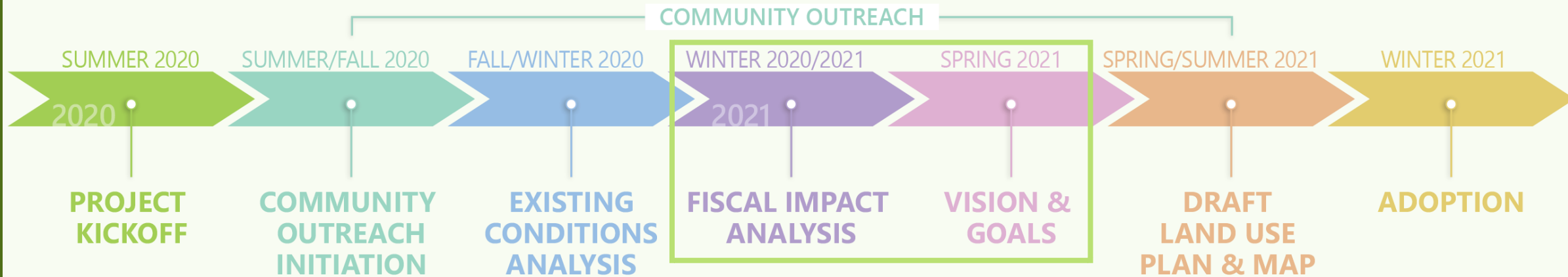
SCHEDULE FOR ADOPTION



Anticipated Project Schedule



Anticipated Project Schedule



UDO IMPLICATIONS



160-D and the Community Plan

In accordance with 160-D requirements, all municipalities in North Carolina must update their land development regulations to comply with the new legislation by July 1, 2021.

Develop a comprehensive plan and land use map that establishes goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction.

Align the UDO with the Community Plan

Alignment of the **Unified Development Ordinance (UDO)** to the Community Plan Update and the Future Land Use Map will be critical to ensure the following:

- New development is in line with the community's vision
- Future land uses are directed to appropriate locations
- A balance between growth and preservation
- The Future Land Use Plan and Map guides necessary updates and amendments to the Town's zoning districts and development standards

DISCUSSION SESSION

